

082.A

0002

0016.0

Map

Block

Lot

1 of 1

Residential
CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

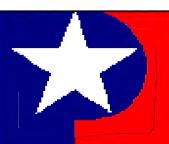
444,200 / 444,200

USE VALUE:

444,200 / 444,200

ASSESSED:

444,200 / 444,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		ROCKAWAY LN, ARLINGTON

OWNERSHIP

Unit #: 16

Owner 1:	O CONNELL JOHN
Owner 2:	
Owner 3:	

Street 1: 16 ROCKAWAY LN

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: FRANKLIN ARLINGTON GROUP -

Owner 2: -

Street 1: 348 PARK ST

Twn/City: NORTH READING

St/Prov: MA Cntry

Postal: 01864

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1963, having primarily Vinyl Exterior and 1255 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7703									G7	1.						

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	444,200			444,200			270216
							GIS Ref		
							GIS Ref		
							Insp Date		
							02/21/19		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	444,200	0	.	.	444,200		Year end	12/23/2021
2021	102	FV	431,400	0	.	.	431,400		Year End Roll	12/10/2020
2020	102	FV	425,000	0	.	.	425,000	425,000	Year End Roll	12/18/2019
2019	102	FV	490,200	0	.	.	490,200	490,200	Year End Roll	1/3/2019
2018	102	FV	473,700	0	.	.	473,700	473,700	Year End Roll	12/20/2017
2017	102	FV	375,700	0	.	.	375,700	375,700	Year End Roll	1/3/2017
2016	102	FV	344,800	0	.	.	344,800	344,800	Year End	1/4/2016
2015	102	FV	315,300	0	.	.	315,300	315,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRANKLIN ARLING	44838-335		3/21/2005		356,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
12/16/2004	1186	Add Bath	5,000	C		G6	GR FY06		2/21/2019	Meas/Inspect	DGM	D Mann
9/1/2004	914	Redo Kit	23,590	C		G6	GR FY06		7/31/2018	Measured	DGM	D Mann
7/7/2004	591	Redo Kit	23,590	C		G6	GR FY06		1/4/2006	External Ins	BR	B Rossignol
6/10/2004	478	Demoliti							6/17/2005	MLS	BR	B Rossignol
6/7/2004	541	Siding	13,125					VINYL / REROOF	3/24/2005	Info Fm Prmt	BR	B Rossignol
									3/11/2005	External Ins	BR	B Rossignol
									1/20/2000	Mailer Sent		
									1/14/2000	Measured	277	PATRIOT
									12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good											Undisplayed Areas: GLA: 1255	
Sty Ht: 2H - 2 & 1/2 Sty				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good												
Color: YELLOW				A Kits:	Rating:												
View / Desir:				Frl: 1	Rating: Good												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1963	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdict: G7	Fact: .			Floor: M - Multi-Level													
Const Mod:				% Own: 2.549999952													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %			Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal 2 - Plaster				Functional:		%		Interior:	1	5	2						
Sec Int Wall:	%			Economic:		%		Additions:									
Partition: T - Typical				Special:		%		Kitchen:	2004								
Prim Floors: 3 - Hardwood				Override:		%		Baths:									
Sec Floors:	%			Total:	10.8 %			Plumbing:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 305.00				Heating:									
Bsmnt Gar:				Size Adj.: 1.35000002				General:									
Electric: 3 - Typical				Const Adj.: 0.99989998				Totals	1	5	2						
Insulation: 2 - Typical				Adj \$ / SQ: 411.709													
Int vs Ext: S				Other Features: 69191													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 3 - Forced H/W				NBHD Inf: 0.85000002													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 498003													
% Com Wal	% Sprinkled			Depreciation: 53784													
				Deprecated Total: 444219													
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val:											
Make:		Model:															
SPEC FEATURES/YARD ITEMS				Serial #:		Year:											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
PARCEL ID 082.A-0002-0016.0																	
More: N				Total Yard Items:				Total Special Features:				Total:					
IMAGE AssessPro Patriot Properties, Inc																	
																	